



City of Saint George, KS

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APPROVED

REGULAR MEETING MINUTES OF GOVERNING BODY

April 13, 2023

7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mayor Tim Pralle	X	Judd McCormack	X
Matt Ruhnke	X	Debby Werth	X
Jeremy Holliday	X	Spencer Parsons	X

4. CONSENTING AGENDA:

- a. March 9, 2023, Regular Meeting Minutes, and February 2023 Financial Statement.
Debby Werth made a motion to approve the Meeting Minutes and February 2023 Financial Statement.
Jeremy Holliday seconded the motion.
Motion carried with 5 Ayes 0 Nays

5. UNFINISHED/OLD BUSINESS:

- a. Water Rate Discussion
Mayor Pralle updated all in attendance that Water rates have not changed since 2009. With that being said the fund is depleting and not growing. He then turned it over to City Treasurer Rebel Eichelberger for suggested rates to help the fund.
There are two options that we could look at, they are as follows:
Our last increase in water rates was 8/6/08. Our last increase in sewer rates was 2009.

Our current rates are:

Sewer Flat \$45.00	Water flat \$24.95	Water usage \$3.00/1000-10,000 gal
		\$3.50/10,001-20,000 gal
		\$4.00/20,001-30,000 gal
		\$5.00-30,001 + gal

I recommend raising rates to:

Sewer Flat	\$45.00	Water flat \$39.95	Water usage \$6.00/1,000-10,000 gal
			\$7.00-10,001+ gal

Other Options:

Sewer Flat	\$45.00	Water flat \$39.95	Water usage \$3.00/1-1000 gal
			\$6.00/1,001-5,000 gal
			\$7.00-5,001-10,000 gal
			\$8.00-10,001 + gal

Sewer rates to remain unchanged. We need to raise water rates to cover the loan payments for the new water wells.

Discussion was held with council with back-and-forth thoughts on which rates to go with, all understanding that rates do need to increase with us being so behind on this. Council came to a consensus to go with the bottom rate change, and take effect on July 1, 2023. Mr. Luckman will draw up an Ordinance and present it to the council at the next Regular Council Meeting.

b. City Hall – Update

Judd McCormack said that the RPF is out and due in May5, 2023. At that time, we will review, if there are a lot of

proposals the Building Committee will meet and go through these to lower the amount brought to City Council.

- c. Ordinance 2023-02 Permitting
AN ORDINANCE AMENDING SECTION 8-21 OF THE CITY CODE OF THE CITY OF ST. GEORGE REGARDING THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF BUILDINGS AND STRUCTURES IN THE CITY OF ST. GEORGE, KANSAS.

Matt Ruhnke made a motion to adopt Ordinance 2023-02.
Jeremy Holliday seconded the motion.
Motion carried 5 Ayes 0 Nays

- d. Ordinance 2023-03 Blackjack Parking
AN ORDINANCE REGULATING PARKING ON BLALJACK ROAD IN THE CITY OF ST. GEOEGE, KS.

Matt Ruhnke made amotion to adopt Ordinance 2023-03.
Spencer Parson seconded the motion.
Motion carried with 4 Ayes 0 Nays 1 Abstained

- e. Resolution 2023-04 Ridge MHP
A RESOLUTION MEMORIALIZING THE HEARING BY THE CITY COUNCIL OF THE CITY OF ST. GEORGE REGARDING THE OWNER OF CERTAIN PROPERTIES ON SPRUCE AND ASH STREETS IN ST. GEORGE TO SHOW CAUSE WHY SUCH STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED DEMOLISHED AS UNSAFE AND DANGEROUS STRUCTURES AS PROVIDED IN SECTIONS 108.1.1 THROUGH 108.1.5 OF THE CITY CODE.

Debby Werth made a motion to adopt Resolution 2023-04.
Matt Ruhnke seconded the motion.
Motion carried with 5 Ayes 0 Nays

- f. Campers/RV – Residential Camping discussion
City Attorney Todd Luckman provided council with an Ordinance that the City of Silver Lake uses for extended stay in RV/Campers. There was a brief discussion on this topic. The council agreed that they would like a similar Ordinance drawn up for the next Regular Meeting.

- g. Safe Routes to School – Discussion/Update
Brian Foster stated that BG has been doing surveying in the area for this project, we will need to look at right away and easements in the near future. A finalized agreement was brought to the council for the project.

Matt Ruhnke made a motion for Tim Pralle to be able to sign the document to keep the project moving forward.
Debby Werth seconded the motion.
Motion carried with 5 Ayes 0 Nays

6. NEW BUSINESS:

- a. Shane Kolde – RV/Camping
Shane Kolde came in front of Council to ask about putting in RV camping spots down by the boat ramp. Kolde owns this property, and Shane has ideas to bring people into town. In the future he may look at mini golf, maybe a stage for concerts etc. The council liked the fact that he was looking at the Comprehensive Plan and his ideas are in line with this.
Council suggested that Shane work with Planning and Zoning to move forward with his ideas, but that they are in favor of them.

- b. Zoning Codes – Ordinance 2023-04
AN ORDINANCE ADOPTING THE ZONING ORDINANCE FOR THE CITY OF ST. GEORGE.

Debby Werth made a motion to adopt Ordinance 2023-04.
Matt Ruhnke seconded the motion.
Motion carried with 5 Ayes 0 Nays
A roll call vote was taken: Judd McCormack – Yes, Jeremy Holliday – Yes, Debby Werth – Yes, Matt Ruhnke – Yes, Spencer Parsons -Yes.

- c. KS Gas Franchise Fee – Ordinance 2023-05
AN ORDINANCE, GRANTING TO KANSAS GAS SERVICE, A DIVISION OF ONE GAS, INC., AND ITS SUCCESSORS ANS ASSIGNS, A NATURAL GAS FRANCHISE, PRESCRIBING THE TERMS THEREOF AND RELATING THERETO, PROVIDING DEFINITIONS OF TERMS, PRESCRIBING THE FRANCHISE FEE, PROVIDING TERMS AND CONDITIONS FOR THE USE OF PUBLIC RIGHT-OF-WAY, REQUIRING ADVANCE NOTICE OF WORK AND DUTY TO REPAIR, PROVIDING FOR INDEMNIFICATION AND A HOLD HARMLESS

AGREEMENT, PROVIDING FOR RULES AND REGULATIONS, PRESCRIBING INSURANCE REQUIREMENTS, RESERVING CERTAIN RIGHTS, PROVIDING FOR REVOCATION AND TERMINATION, PROVIDING FOR ACCEPTANCE OF TERMS OF THE FRACHISE, PROVIDING FOR A REOPENER, PROVIDING NOTICE OF ANNEXATIONS, PRESCRIBING RELEVANT GOVERNMENT LAW, PROVIDING FOR TRANSFER AND ASSIGNMENT OF THE FRANCHISE, PROVIDING FOR POINTS OF CONTACT AND NOTIFICATIONS, PROVIDING FOR AN AGEEMENT TO RENEGOTIATE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH OR IN CONFLICT WITH THE TERMS HEREOF.

Judd McCormack made a motion to adopt Ordinance 2023-05.

Matt Ruhnke seconded the motion.

Motion carried with 5 Ayes 0 Nays

d. Dara's – Sewer Discussion

Mayor Pralle updated council about talking with Dara's about connecting to city sewer. This has been discussed in the past, but Mr. Darrah needs to do something sooner rather than later. Brian Foster brought some cost estimates on a couple of ways to do this. Judd McCormack was concerned because the city has so many projects pending. After discussion on this Mayor Pralle was going to talk with the accountant and get some numbers together for the next meeting.

Mayor Pralle asked that we add another agenda item for the Scenic Woods Development, Council agreed.

After a lengthy discussion as to why this needed to be added to the agenda it was agreed that the City would draw up a contract for water services for the Scenic Woods development that is outside of City limits. Mayor Pralle would also get in contact with Planning and Zoning at Pottawatomie County to figure out what they need from the city.

7. COMMITTEE, COMMISSION AND DEPARTMENT REPORTS:

- a. Mayoral Report- N/A
- b. City Council- N/APar
- c. Law Enforcement – N/A
- d. Code Enforcement- N/A
- e. Planning and Zoning Committee Reports -N/A
- f. Treasurers Report – N/A
- g. Administration Report- N/A
- h. Water/Sewer Report – N/A
- i. City Operations Report –
Viking will be out next week to do maintenance on the water tower.
- j. Saint George Community Enrichment Team -
Erin Pittenger: Recently we had the Easter Egg Hunt, I would say average number of attendees, we had several area sponsors to make it happen.

8. OPEN COMMENTS:

Kathy Parrick – A vendor at the Farmers Market, is looking to see if they could paint the benches under the pavilion at the City Park. Turn this into a community event. The council liked the idea and gave permission for this to happen. Kathy is going to work with the Enrichment team.

Farmers Market will start April 27th on Thursday evenings from 3:30pm – 6:30pm.

Amanda Warden with Rock Creek Rec came to the Council to ask for an allotment for water for the upper ball fields.

Amanda stated that there are 36 teams with baseball and softball, 241 baseball enrollments and 144 in softball. There was a lengthy discussion between Amanda and Council.

Spencer Parsons made a motion to approve \$1000.00 credit to the Rock Creek Rec account.

Jeremy Holliday seconded the motion.

Motion carried with 3 Ayes 1 Nay 1 Abstained

9. EXECUTIVE SESSION:

10. ADJOURNMENT:

Spencer Parsons made a motion to adjourn.

Judd McCormack seconded the motion.

Motion carried with 5 Ayes 0 Nays